075.0	0004	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	942,000 / 942,000
					USE VALUE:	942,000 / 942,000
					ASSESSED:	942,000 / 942,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		INTERVALE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SALAS PITO & CHRISTINE K
Owner 2:	
Owner 3:	
Street 1:	12 INTERVALE ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 8,368 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Wood Shingle Exterior and 3262 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8368.000	467,700	4,600	469,700	942,000
Total Card	0.192	467,700	4,600	469,700	942,000
Total Parcel	0.192	467,700	4,600	469,700	942,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 288.82 | /Parcel: 288.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 47620

GIS Ref

GIS Ref

Insp Date 10/25/18

!6287!

PREVIOUS ASSESSMENT

Parcel ID 075.0-0004-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	467,700	4600	8,368.	469,700	942,000	942,000	Year End Roll	12/18/2019
2019	101	FV	346,900	4600	8,368.	469,700	821,200	821,200	Year End Roll	1/3/2019
2018	101	FV	346,900	4600	8,368.	402,600	754,100	754,100	Year End Roll	12/20/2017
2017	101	FV	346,900	4600	8,368.	375,800	727,300	727,300	Year End Roll	1/3/2017
2016	101	FV	346,900	4600	8,368.	322,100	673,600	673,600	Year End	1/4/2016
2015	101	FV	338,600	4600	8,368.	288,500	631,700	631,700	Year End Roll	12/11/2014
2014	101	FV	338,600	4600	8,368.	267,100	610,300	610,300	Year End Roll	12/16/2013
2013	101	FV	338,600	4600	8,368.	254,700	597,900	597,900		12/13/2012

PRINT

Date	Time
12/10/20	21:04:56

LAST REV

Date	Time
07/23/19	11:27:58

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6287

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	17401-146		9/1/1986		265,000	No	No		Y

USER DEFINED

Prior Id # 1:	47620
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/11/2002	195	Addition	210,000	C		G4	GR FY04	19X22 2 ST ADDTION

ACTIVITY INFORMATION

Date	Result	By	Name
10/25/2018	Meas/Inspect	BS	Barbara S
2/13/2009	Meas/Inspect	345	PATRIOT
3/30/2004	External Ins	BR	B Rossignol
3/25/2004	Permit Visit	BR	B Rossignol
11/15/1999	Inspected	267	PATRIOT
10/21/1999	Measured	263	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8368		Sq. Ft.	Site		0	70.	0.80	4									469,727						469,700	

Total AC/HA: 0.19210 | Total SF/SM: 8368 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 469,727 | Spl Credit | Total: 469,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.09266436
Const Adj.:	0.99792004
Adj $ / SQ:	136.299
Other Features:	116794
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	574579
Depreciation:	106872
Depreciated Total:	467708

COMMENTS

PDAS. OF=XTRA SHOWER & SINK IN MBTH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	3	Baths:	1				HB	1	

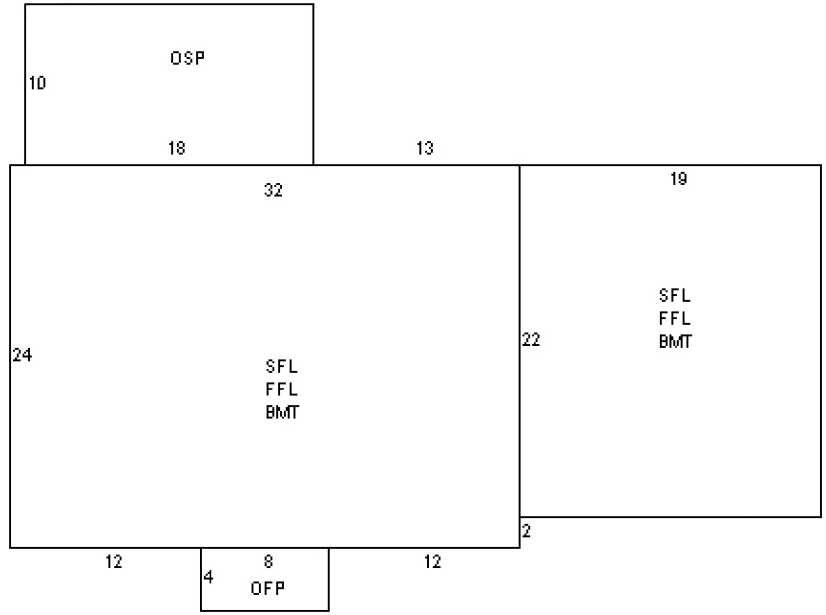
REMODELING

Exterior:	
Interior:	
Additions:	2002
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	M
Totals			
1	8	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	149.93
Special Features:	0	Val/Su Net:	124.06
Final Total:	467700	Val/Su SzAd	197.18

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,186	63.890	75,774
FFL	First Floor	1,186	136.300	161,651
SFL	Second Floor	1,186	136.300	161,651
OSP	Screen Porch	180	28.170	5,071
OFP	Open Porch	32	43.910	1,405

Net Sketched Area:	3,770			Total:	405,552
Size Ad	2372	Gross Are	3770	FinArea	3262

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	75		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 075.0-0004-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	17X20	A	AV	1926	22.35	T	40	101			4,600			4,600

More:	N	Total Yard Items:	4,600	Total Special Featues:		Total:	4,600